

**NOTICE OF PUBLIC HEARING
BY THE ZONING ADMINISTRATOR
OF THE CITY OF CHULA VISTA, CALIFORNIA**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE ZONING ADMINISTRATOR of the City of Chula Vista, CA, in Conference Room C-101 of the City Hall building, Chula Vista Civic Center, 276 Fourth Avenue, for the purposes of considering a Conditional Use Permit (CUP) Application, and Design Review Permit (DRC) Application summarized as follows:

HEARING DATE/TIME: February 17, 2011, 4:00 p.m.

CASE NUMBER: DRC-08-25; PCC-08-16; IS-08-012

APPLICANTS: Nader Hagger and Dr. Aizen Marrogi

SITE ADDRESS: 878 Stella Street, Chula Vista, Ca.

PROJECT DESCRIPTION: Palomar Gas Station and Carwash

The project proposes consideration of Design Review and Conditional Use Permits to allow construction of a service station with 6 refueling islands for gasoline, diesel and Compressed Natural Gas fuel with a 4,435 square foot canopy, a 1,200 square foot carwash, and a 4,000 square foot building that includes a food mart and one restaurant suite. The building will be one story, 20 feet in height, with a 40-foot high tower element. The project also includes one 45-foot high freeway-oriented sign and two 8-foot high freestanding monument signs. Two underground gasoline storage tanks are proposed, which are located on the east side of the site adjacent to the refueling area, approximately 10 feet from the northeastern property line, adjacent to the I-5 on-ramp. The project proposes 24 open parking spaces. The site is located on the southwest corner of the intersection of Palomar Street and the I-5 freeway at 878 Stella Street, in the southwestern portion of Chula Vista, Ca. The proposed project site is designated Mixed-Use Commercial (MUC) in the City General Plan, and has Limited Impact Industrial (M-52) Zoning. The food mart, 45-foot high freeway-oriented sign, and 40-foot high tower element are permitted upon approval of the Conditional Use Permit.

ENVIRONMENTAL STATUS:

The Environmental Review Coordinator has reviewed the proposed Project for compliance with the California Environmental Quality Act and has conducted an Initial Study, IS-08-012 in accordance with the California Environmental Quality Act (CEQA). Based upon the results of the Initial Study, the Environmental Review Coordinator has determined that the Project could result in significant effects on the environment. However, revisions to the Project made by or agreed to by the Applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; therefore, the Environmental Review Coordinator has prepared a Mitigated Negative Declaration, IS-08-012

Any written comments or petitions to be submitted to the Planning Commission must be received in the Development Services Department, no later than noon on the date of the hearing. Please direct any questions or comments to Project Planner Richard Zumwalt in the Development Services Department, Building 300, Chula Vista Civic Center, 276 Fourth Avenue, Chula Vista, CA 91910, by e-mail at rzumwalt@ci.chula-vista.ca.us, or by calling (619) 691-5255. Please include the case number noted above in all correspondence.

If you wish to challenge the City's action on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearings, or in written correspondence delivered to the Planning Commission at or prior to the public hearings described in this notice. A copy of the application and accompanying documentation and/or plans are on file and available for inspection and review at the City Planning and Building Division.

COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)

The City of Chula Vista, in complying with the American With Disabilities Act, requests individuals who require special accommodation to access, attend and/or participate in a City meeting, activity or service request such accommodation at least 48 hours in advance, for meetings, and 5 days for scheduled services and activities. Please contact Diana Vargas for specific information at (619) 691-5101. Service for the hearing impaired is available at (619) 585-5647 (TDD).